027.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,500 / 967,500
					USE VALUE:	967,500 / 967,500
					ASSESSED:	967,500 / 967,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAYWARD WILLIAM F-HELEN M
Owner 2:	
Owner 3:	
Street 1:	68 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 2618 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5195.000	506,200	600	460,700	967,500
Total Card	0.119	506,200	600	460,700	967,500
Total Parcel	0.119	506,200	600	460,700	967,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.63 /Parcel: 369.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18830

GIS Ref

GIS Ref

Insp Date 07/06/17

!2285!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	506,200	600	5,195.	460,700	967,500		Year end	12/23/2021
2021	104	FV	483,100	600	5,195.	460,700	944,400		Year End Roll	12/10/2020
2020	104	FV	483,200	600	5,195.	460,700	944,500	944,500	Year End Roll	12/18/2019
2019	104	FV	375,300	600	5,195.	489,500	865,400	865,400	Year End Roll	1/3/2019
2018	104	FV	375,300	600	5,195.	357,000	732,900	732,900	Year End Roll	12/20/2017
2017	104	FV	329,900	0	5,195.	311,000	640,900	640,900	Year End Roll	1/3/2017
2016	104	FV	329,900	0	5,195.	264,900	594,800	594,800	Year End	1/4/2016
2015	104	FV	293,800	0	5,195.	259,100	552,900	552,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:17:30

LAST REV

Date	Time
12/01/20	10:07:40
jorourke	

PAT ACCT. 2285

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9696-312		10/17/1960		19,900	No	No	N	

USER DEFINED

Prior Id # 1:	18830
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2006	862	Siding	24,475			G8	GR FY08	new gutters

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
7/6/2017	MEAS&NOTICE	KB	Kevin B
1/20/2009	Meas/Inspect	189	PATRIOT
3/14/2007	External Ins	BR	B Rossignol
11/9/2000	Hearing Chag	201	PATRIOT
4/5/2000	Inspected	276	PATRIOT
4/4/2000	Measured	263	PATRIOT
8/9/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5195		Sq. Ft.	Site		0	80.	1.11	1									460,680						460,700	

Total AC/HA:	0.11926	Total SF/SM:	5195	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	460,680	Spl Credit		Total:	460,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10297668
Const Adj.:	0.98990101
Adj $ / SQ:	196.531
Other Features:	109500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687812
Depreciation:	181582
Depreciated Total:	506230

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	2	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	1	1
Totals			
2	8	2	

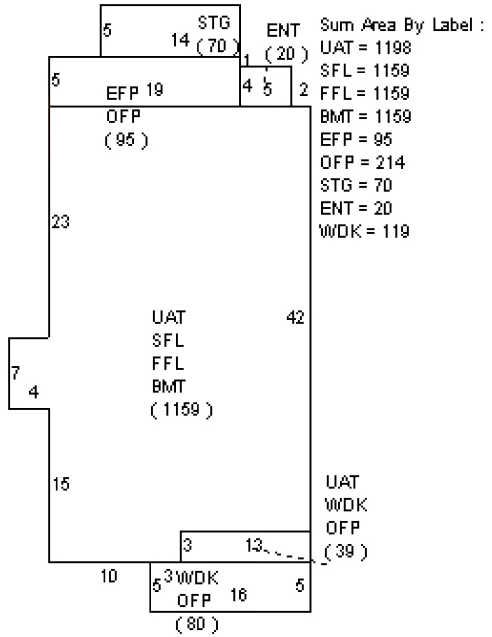
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	196.53
Special Features:	0	Val/Su Net:	117.86
Final Total:	506200	Val/Su SzAd	218.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,159	58.960	68,334
FFL	First Floor	1,159	196.530	227,779
SFL	Second Floor	1,159	196.530	227,779
UAT	Upper Attic	300	137.570	41,203
OFP	Open Porch	214	23.970	5,129
WDK	Deck	119	14.260	1,697
EFP	Enclos Porch	95	55.320	5,255
STG	Storage	70	8.770	614
	Net Sketched Area:	4,295	Total:	578,313

Size Ad	2318	Gross Area	5193	FinArea	2618

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc